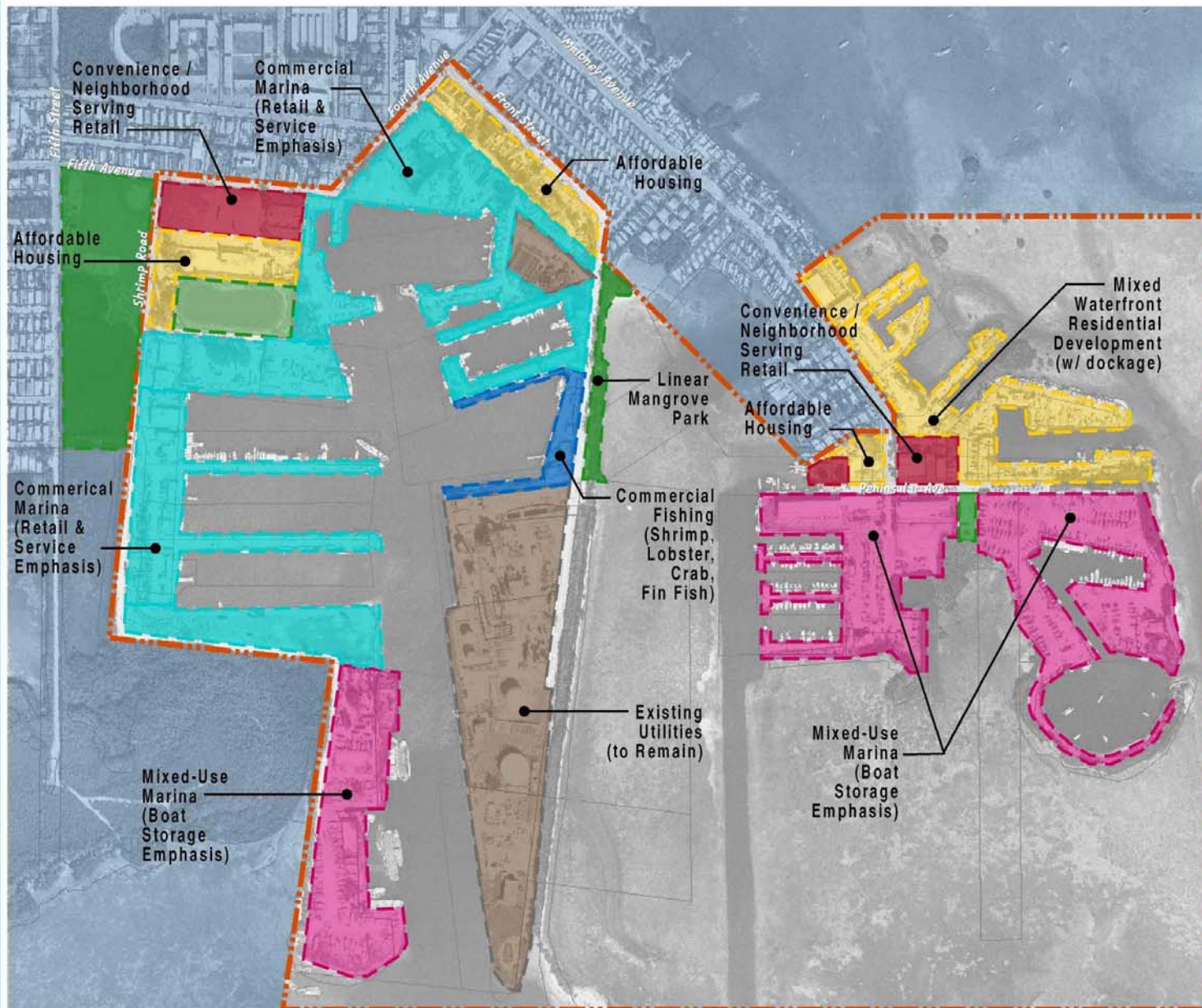


## **Alternative A: Market /Trend-Based Alternative (Trend Growth)**

### **Overview**

- **Reflects the present trend (e.i, loss of 44% commercial fishing land between 1985 and 2004).**
- **Over time, commercial fishing land use decreases to a minimal component of the uses in the port area.**
- **The majority of upland transitions to a mix of other waterfront commercial uses, including marinas, shops, restaurants, and housing.**

# Alternative A: Land Use Pattern



## Land Use Legend:

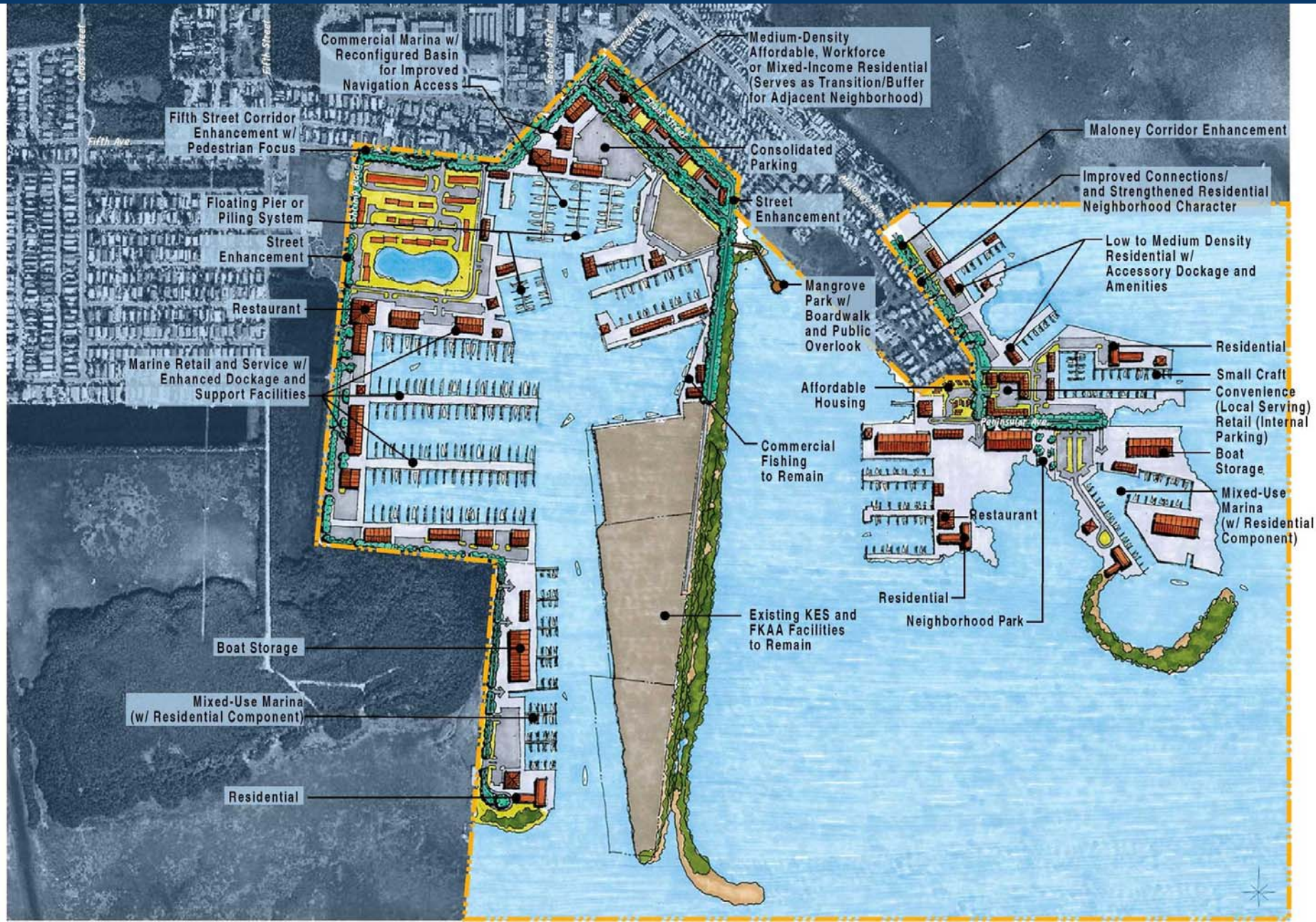
-  Commercial Fishing
-  Commercial Marina
-  Mixed-Use Marina
-  Commercial / Retail
-  Residential
-  Public Park / Open Space
-  Private Park / Open Space
-  Public Utility

# Alternative A: Land Use Distribution

Concept A: Market/Trend-Based Alternative						
Land Use					Acreage	%
<b>Water-dependent uses</b>						
Maritime Commercial (recreational/leisure/mixed use marina)						
Recreational/Commercial Marina					34.41	29.1%
Mixed-Use Marina					32.18	27.2%
Maritime Industrial (boat repair yard, ship building etc.)					0.00	
Commercial Fishing (seafood wholesale/retail/processing, dockage,					2.47	2.1%
<b>Subtotal</b>					<b>69.06</b>	<b>58.4%</b>
<b>Non water-dependent uses</b>						
Residential					19.60	16.6%
Commercial (retail, office, etc.)					3.84	3.2%
Public Utility					22.80	19.3%
Park / Open Space						
Private					1.84	1.6%
Public					1.05	0.9%
<b>Subtotal</b>					<b>49.13</b>	<b>41.6%</b>
<b>Total Acreage of Land Uses</b>					<b>118.19</b>	<b>100.0%</b>



# Alternative A: Development & Design Concept





## **Alternative A: Market /Trend-Based Alternative (Trend Growth)**

### **Implications**

- Greatest opportunity for marina development and likely greatest revenue/tax benefits to the County.
- Continuation of incipient gentrification of Stock Island.
- Favorable to higher-end residential and tourist economic activity.
- Not well-balanced in terms of base economic development activity needs.

### **Implementation**

- Assumes present zoning and County policies remain as now.
- County assistance needed to facilitate coordination, organization, and improvement of waterfront functions.
- This could be a County “authority” or a joint “working waterfront improvement group” (“Business Improvement Districts” model).